

TO LET
OFFICE (B1) PREMISES
1 LORENZO STREET, LONDON, WC1X 9DJ



GROUND FLOOR - 2,904 SQ. FT. (269.79 SQ. M.)

LOCATION ([GOOGLE MAPS LINK](#))

The property is located on the west side of Lorenzo Street, close to the junction with Pentonville Road. Transport links are excellent with King's Cross St Pancras (Circle, Hammersmith & City and Metropolitan, Northern, Piccadilly and Victoria Lines) and London King's Cross (First Hull Trains, Grand Central, Great Northern and Virgin East Coast) Stations all within easy walking distance and numerous bus routes operating within close proximity.

rib.co.uk

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Misrepresentation Act 1967. These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct but their accuracy is in no way guaranteed.

DESCRIPTION

Comprising the Ground Floor of a self-contained modern building in the heart of rejuvenated King’s Cross. Benefitting from excellent natural light, exposed brickwork and high ceilings, the office is ideal for companies in the TMT sector.

LEASE

A new Full Repairing & Insuring Lease contracted outside the Landlord & Tenant Act 1954 is available direct from the Landlord for a term to be agreed.

POSSESSION

Upon completion.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

EPC

Available upon request.

FINANCIALS

Area	Kings Cross
Size (sq. ft.)	2,904
Quoting Rent (p.a.) excl.	£159,720
Estimated Rates Payable (p.a.)	£49,896
Service Charge (p.a.)	TBC
Estimated Occupancy Cost (p. a.)	TBC

In regard to business rates please be aware that these are estimated figures and should not be relied upon as such. All interested parties are advised to make their own enquires.

AMENITIES

- Secured Gated Development
- Comfort Cooling (Not Tested)
- Demised WCs
- Shower
- 1 x Car Parking Space
- 24 Hour Access
- Wood Flooring
- Superb Natural Light
- Perimeter Trunking
- Meeting Room
- Bike Storage
- High Ceiling
- Exposed Brickwork
- Fitted Kitchen/Break Out Area

VIEWINGS:

Strictly through Robert Irving Burns.



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